

R-11 and R-12 Amendments Current and Proposed Regulations

	Current Regulations	Proposed Amendments
Uses (R-11 and R-12)	Duplex: Permitted by right Multiple Family: Permitted by right. Townhouses permitted by right	Duplex: Permitted by right Multiple-Family: 3 – 6 Units: Permitted by right 7 or more units: Special Exception Townhouses: No longer permitted
Density:	R-11 = 15 dwelling units per acre R-12 = 20 dwelling units per acre	Same
Minimum lot width/ lot area (R-11 and R-12)	Duplex: 50'/5000 sq. ft. Multiple-family: 100'/10,000 sq. ft.	Same
Setbacks	Duplex •Front = 20' •Rear:•R-11 = 25' •R-12 = 20' •Side = 5' Multiple-family •Front = 20' •Rear: R-11 = 25' R-12 = 20' •Side = 10'	Duplex: •Front = 20' •Rear:•R-11 = 25' •R-12 = 20' •Side = 5' Multiple-family •Front: 20 •Rear: R-11 = 25' R-12 = 20' Side: A total of 30' with no side yard being less than 10' in width Minimum of 10' between buildings
Lot Width Per Building (R-11 and R-12)	No lot width per building requirement	Multiple-family development: 100' of lot width per building
Maximum Height: (R-11 and R-12)	R-11 = 35 R-12 = 45	R-11 = 35 R-12 = 45 AND 25% of the structure can exceed the maximum height limit by 10' provided it is set back 20' from the property line
Usable Open Space (R-11 and R-12)	35% - Open space area must be a minimum of 15' in depth.	35% Usable open space required for duplex units (already required for multiple-family)
Parking: (R-11 and R-12)	Duplex: 2 parking spaces per dwelling unit Multiple-family: 1.5 parking spaces per dwelling unit Bay Front Residential Parking Overlay District requires 2 parking spaces per dwelling unit (Ocean View)	Duplex: 5 parking spaces total Multiple-family: 1.5 parking spaces (2 in Ocean View) per dwelling unit + 1 parking spaces per every 3 dwelling units

Development Criteria

Add the following criteria in Chapter 25, Special Exceptions:

25-10.9:

Duplex or Multiple-family Development:

In determining whether or not to grant a special exception to Duplex or Multiple-family

Development the following criteria shall be considered:

1. To the extent feasible, the development shall provide view corridors to water or any other nearby natural amenity.
2. Internal site circulation shall conform to written standards promulgated by the Director of Public Works.
3. Appropriate landscaping shall complement the development.
4. Building orientation and massing will be consistent with the character of the neighborhood.